



Information Presentation

Commission Meeting: February 6, 2025

PROJECT

Capital One Arena Improvements

601 F Street, NW
Washington, DC

NCPC FILE NUMBER

8617

NCPC MAP FILE NUMBER

21.10(38.00)45955

SUBMITTED BY

District of Columbia Office of the Deputy
Mayor for Planning and Economic
Development

APPLICANT'S REQUEST

Information Presentation

PRESENTER

District of Columbia Office of the Deputy
Mayor for Planning and Economic
Development and Monumental Sports &
Entertainment

PROJECT SUMMARY

Background and Overview

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) and Monumental Sports & Entertainment (MSE) will provide an information presentation and overview of the planned improvements to the Capital One Arena, located in Downtown Washington, DC. The existing arena was completed in 1997. As part of a recent agreement with the District of Columbia, MSE will be providing a variety of improvements to the Capital One Arena. These improvements will include both interior and exterior work. The agreement includes six phases of construction that will conclude ahead of the 2027-28 season. The goal of these improvements includes a redesign to visually transform the arena into a dynamic and monumental gathering location, honoring its role as a central meeting space in the District, providing a catalyst for future improvements recommended by the District's Gallery Place/Chinatown Task Force, creating more harmony between the arena and its urban context, enriching the community's connection to the space, and extensive interior renovations to bring these spaces in line with players' and visitors' expectations. The purpose of the information presentation is to brief the Commission on this important project ahead of future reviews of the site and building plans.

The applicant proposes an interior and exterior transformation within the existing footprint of the building. The seating capacity of the arena will not change, but the design focuses on improving access to the facility and its amenities. The current main entrance is too small, creating a bottleneck for visitors, and is difficult to easily find. The proposed design shifts the main entrance on F Street, NW closer to the corner at 7th Street, NW and increases its size and visibility. The new multi-story main entrance is shown with a wall of glass to allow more space for visitors to navigate. The applicant has indicated this new space could be ideal for a large artwork installation. In addition,

the design improves pedestrian access on both 7th and 6th Streets, NW. The design relocates the existing loading area on 6th Street, NW to allow for improved access and a better connection to the surrounding neighborhood. The applicant is also proposing improvements to the Metrorail entrance located at the corner of 7th and F Streets, NW. The intent is to make the space more inviting and visually connected to the arena. The interior improvements include new food and beverage options which will be easier to access from the street.

The most prominent improvement is the addition of a horizontal metal mesh wrap around the top of the building. The purpose of this architectural element is to draw attention to the building and help identify the entry points where the wrapping lifts to expose the walls of glass at the new entrances. The proposed design continues to include street-facing digital screen displays and lighting consistent with the existing sports arena. Some design concepts were created in collaboration with the concepts recommended by the Gallery Place/Chinatown Task Force, however, the actual arena design is limited to arena property. Any streetscape improvements recommended by the task force would be approved separately as applicable.

NCPC Review Role

NCPC has approval authority over the project as it is a District project in the Central Area, pursuant to 40 U.S.C. §8722(e). The Commission previously reviewed and approved the project plans for the arena in 1995. The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). Staff has begun initial consultation with the District of Columbia State Historic Preservation Office (DCSHPO) regarding the Section 106 process. For the initial arena project, a Memorandum of Agreement (MOA) was executed to complete the Commission's Section 106 responsibilities, with the NCPC, DCSHPO, and the Advisory Council on Historic Preservation as signatories. While the arena is not historic, it is adjacent to several historic properties, including the Hotel Monaco (former General Post Office), which is under General Services Administration (GSA) ownership, and the Potrait Gallery (Old Patent Office Building), administered by the Smithsonian Institution. Both of these buildings are National Historic Landmarks. In addition, the adjacent streets are all within the L'Enfant Plan, which requires consideration of impacts to these corridors and important viewsheds.

The applicant anticipates an initial concept review by the Commission later this spring. As the applicant and stakeholders work through the design review and Section 106 processes, the applicant will need to evaluate the impact of the proposed changes, not just on the historic fabric of the immediate area, but on the larger neighborhood area as well. As part of future submissions, the applicant will need to include additional details on lighting, materials, pedestrian and vehicular movement for the Commission's review.

PROJECT TIMELINE

Previous actions	1997 – Arena construction completed
Remaining actions (anticipated)	– Preliminary site and building plans – Final site and building plans

ATTACHED:

- Capital One Arena Improvements Presentation

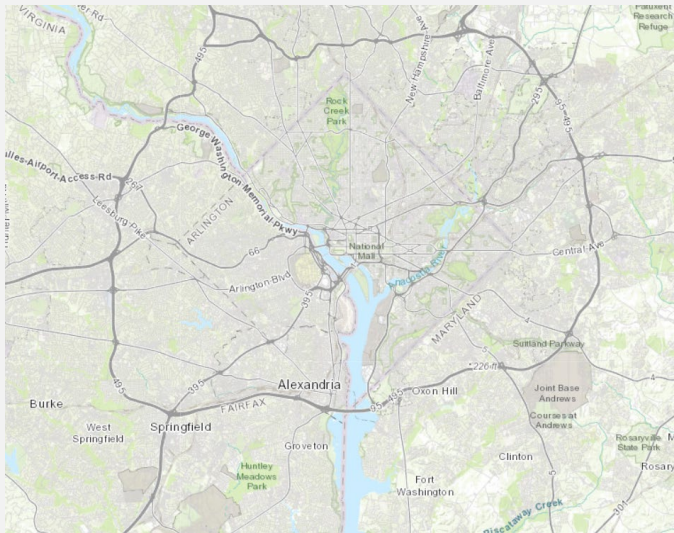
Capital One Arena Improvements

601 F Street, NW

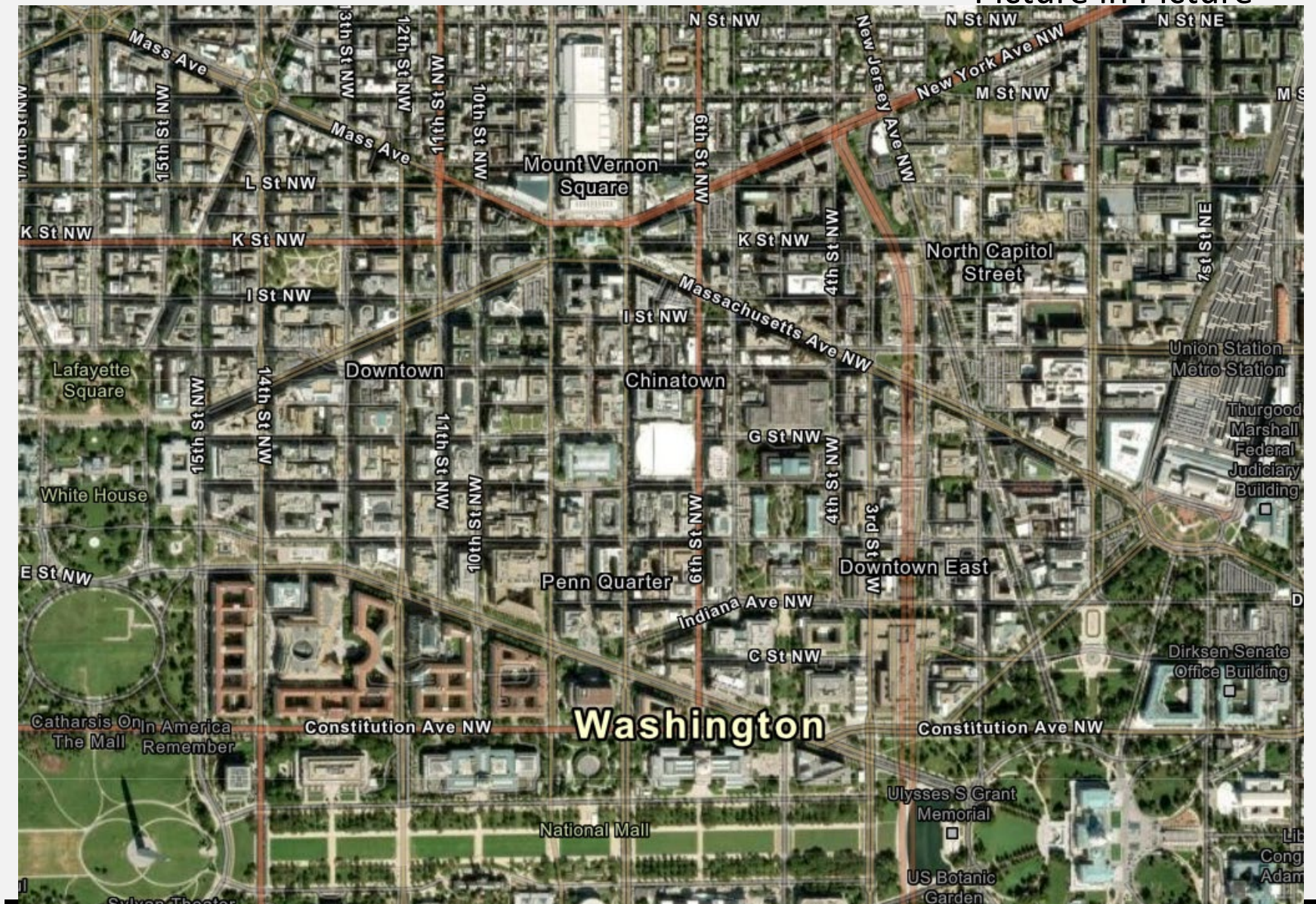
Information Presentation

District of Columbia Office of the Deputy Mayor for Planning and Economic Development
and
Monumental Sports & Entertainment

Site Location



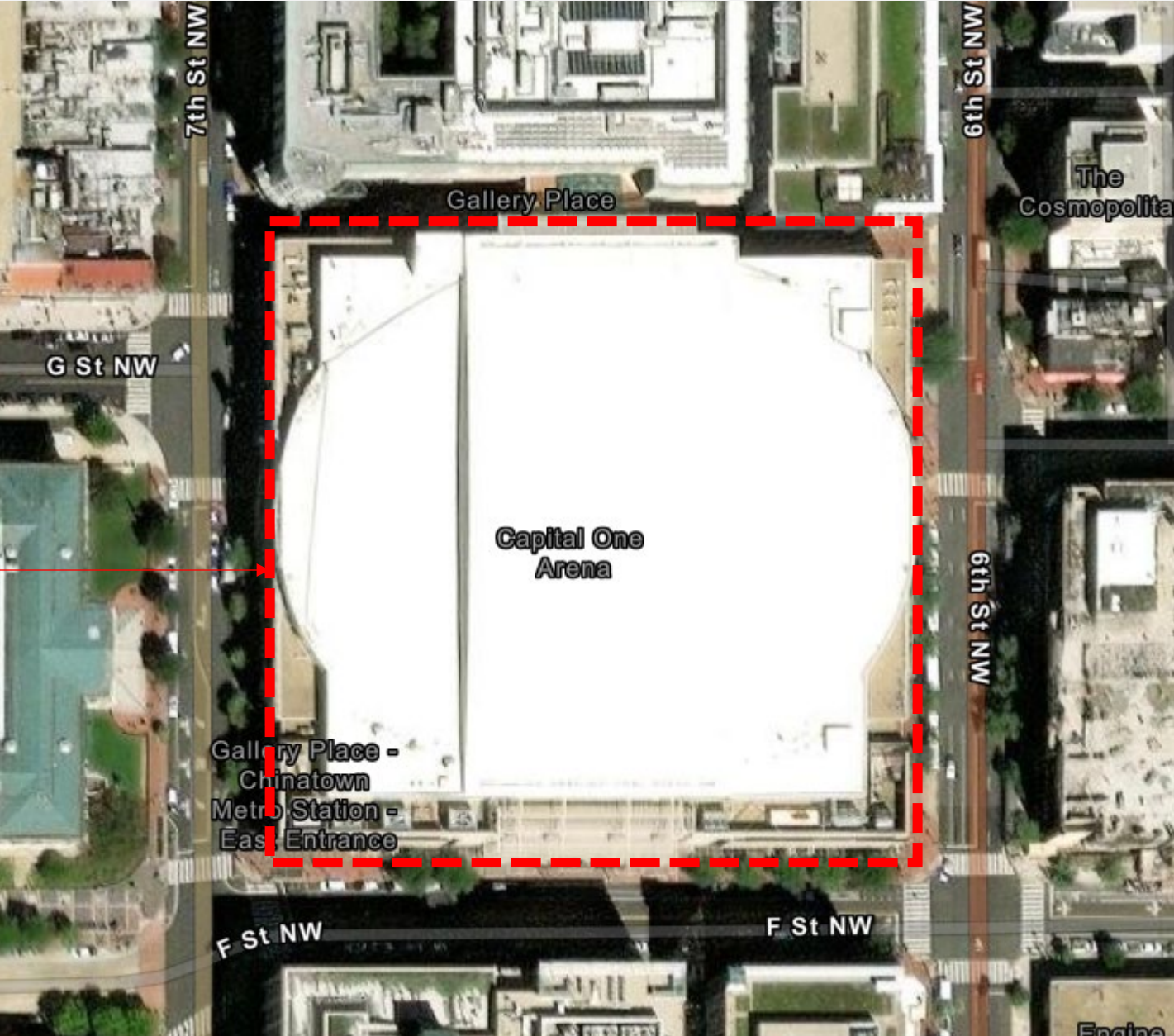
Picture in Picture



Location Map

Capital One Arena Site

Project Boundary



Existing Facility



Existing Facility



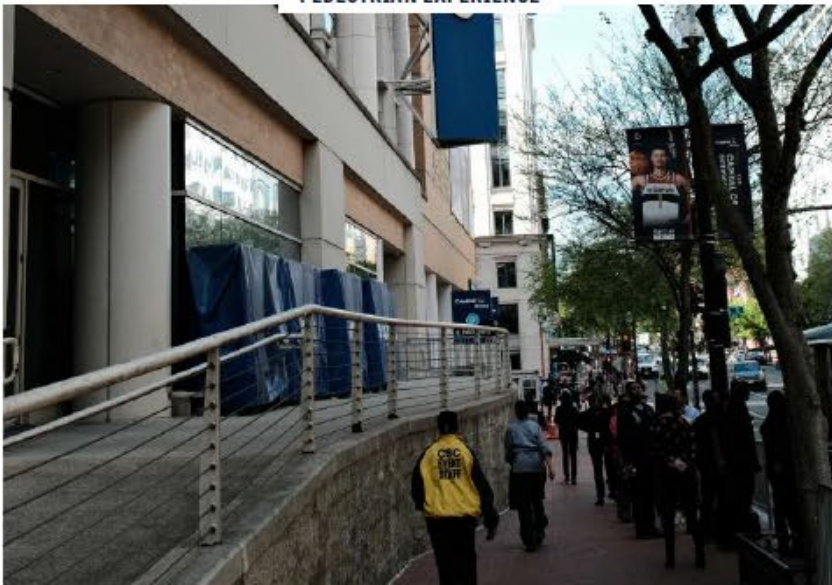
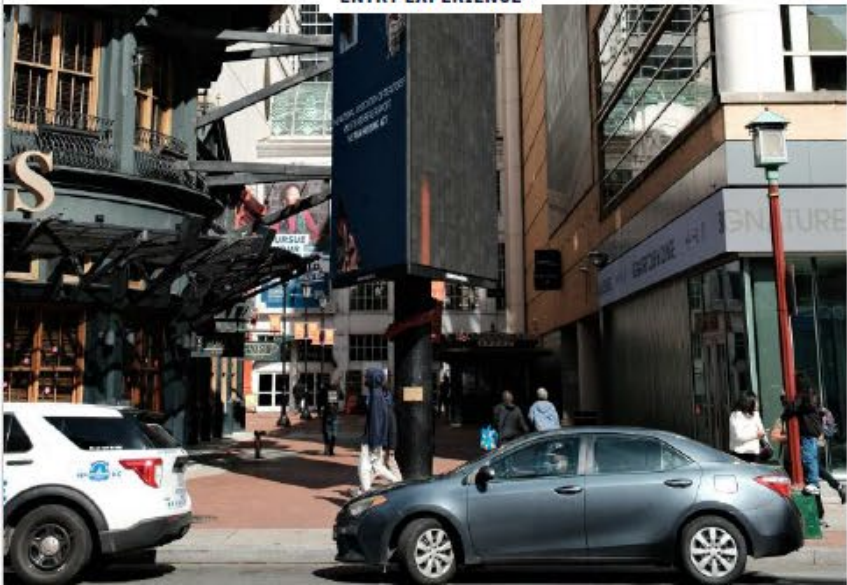
ENTRY EXPERIENCE



PEDESTRIAN EXPERIENCE



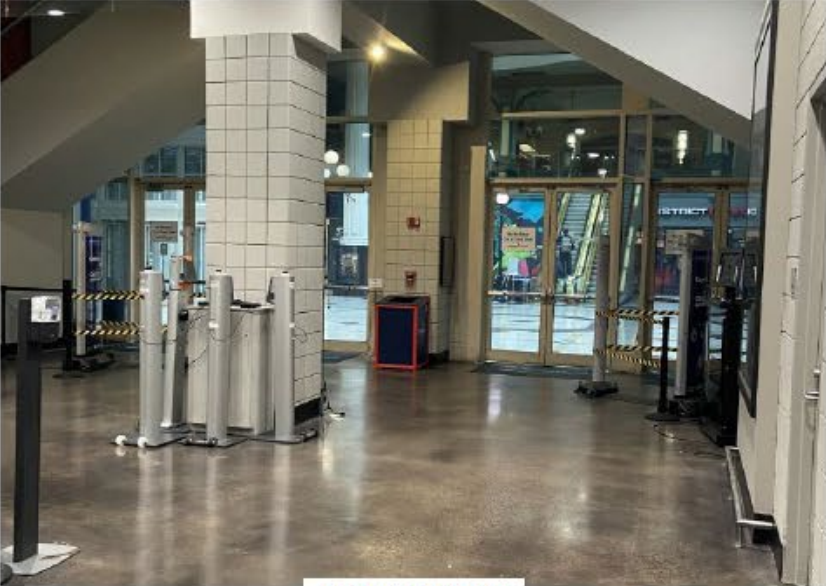
TRANSPARENCY



Existing Facility



ENTRY EXPERIENCE



ENTRY EXPERIENCE



TRANSPARENCY



Proposed Improvements

View of 7th
and F
Streets, NW



Proposed Improvements

View of 6th
and F
Streets, NW



Proposed Improvements

View of 7th
and F
Streets, NW

